

Greenpoint-Williamsburg Rezoning EIS

CHAPTER 4: COMMUNITY FACILITIES AND SERVICES

A. INTRODUCTION

The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities including schools, hospitals, libraries, day care centers, and fire and police protection services which are publicly funded. This chapter examines the potential effects of the development of the projected development sites by 2013 under the proposed action, as described in Chapter 1, “Project Description,” on the capacity and provision of services by those community facilities. Direct effects may occur when a particular action physically alters or displaces a community facility. Indirect effects result from increases in population which create additional demand on service delivery. As there are no direct effects to existing community facilities resulting from the proposed action, this analysis concentrates on the potential for indirect effects.

The analysis of community facilities has been conducted in accordance with the guidelines established in the *CEQR Technical Manual*. CEQR methodology calls for detailed assessments in areas where a project may have an impact on the provision of public or publicly funded services available to the community. Analyses were conducted to identify the potential effect that the projected developments induced by the proposed action could have on community facilities and the provision of services to the surrounding community. In general, size, income characteristics, and the age distribution of a new population are factors that could affect the delivery of services. The *CEQR Technical Manual* provides guidelines or thresholds that can be used to make an initial determination of whether a detailed study is necessary to determine potential impacts. In the areas of public schools, libraries, day care centers, and health care facilities, development of the projected development sites by 2013 under the proposed action exceeds the *CEQR Technical Manual* thresholds, and detailed analyses of these services follow.

For police and fire protection services, the *CEQR Technical Manual* suggests that a detailed assessment of service delivery be conducted if a proposed action would affect the physical operations of, or access to and from, a fire station or police precinct house. While the development projected in the RWCDs would not result in such direct effects, given the scale of projected development, this chapter addresses police and fire protection services as well, for the purpose of providing a more comprehensive analysis of the proposed action’s effects on community services.

This chapter uses the reasonable worst-case development scenario (RWCDs), as discussed in Chapter 1, “Project Description,” as the basis for assessing the impacts of the proposed action on community facilities. The reasonable worst case development scenario does not specify the types of residential units in terms of income that would likely be developed under the proposed action. In the future with the proposed action, it is anticipated that a total of approximately 8,257 dwelling units and approximately 337,160 square feet of local retail space would be developed on the 76 upland and waterfront projected development sites. Residential development would consist of new construction (approximately 7,465 units), and reactivation/loft conversion (approximately 792 units). The analyses of the proposed action will be performed for a ten year period (Analysis Year 2013). As discussed in Chapter 1, “Project Description,” both development scenarios (Scenario A and Scenario B) would include the same number of dwelling units to be developed on the projected development sites in the future with the proposed action. Therefore, no distinction is made between the two scenarios for the community facilities analyses.

B. PUBLIC SCHOOLS

Existing Conditions

According to the guidelines presented in the *CEQR Technical Manual*, CEQR analyzes potential impacts only on public schools operated, funded or chartered by the New York City Department of Education (DOE). Therefore, private and parochial schools within the study area are not included in the analysis of schools presented in this chapter.

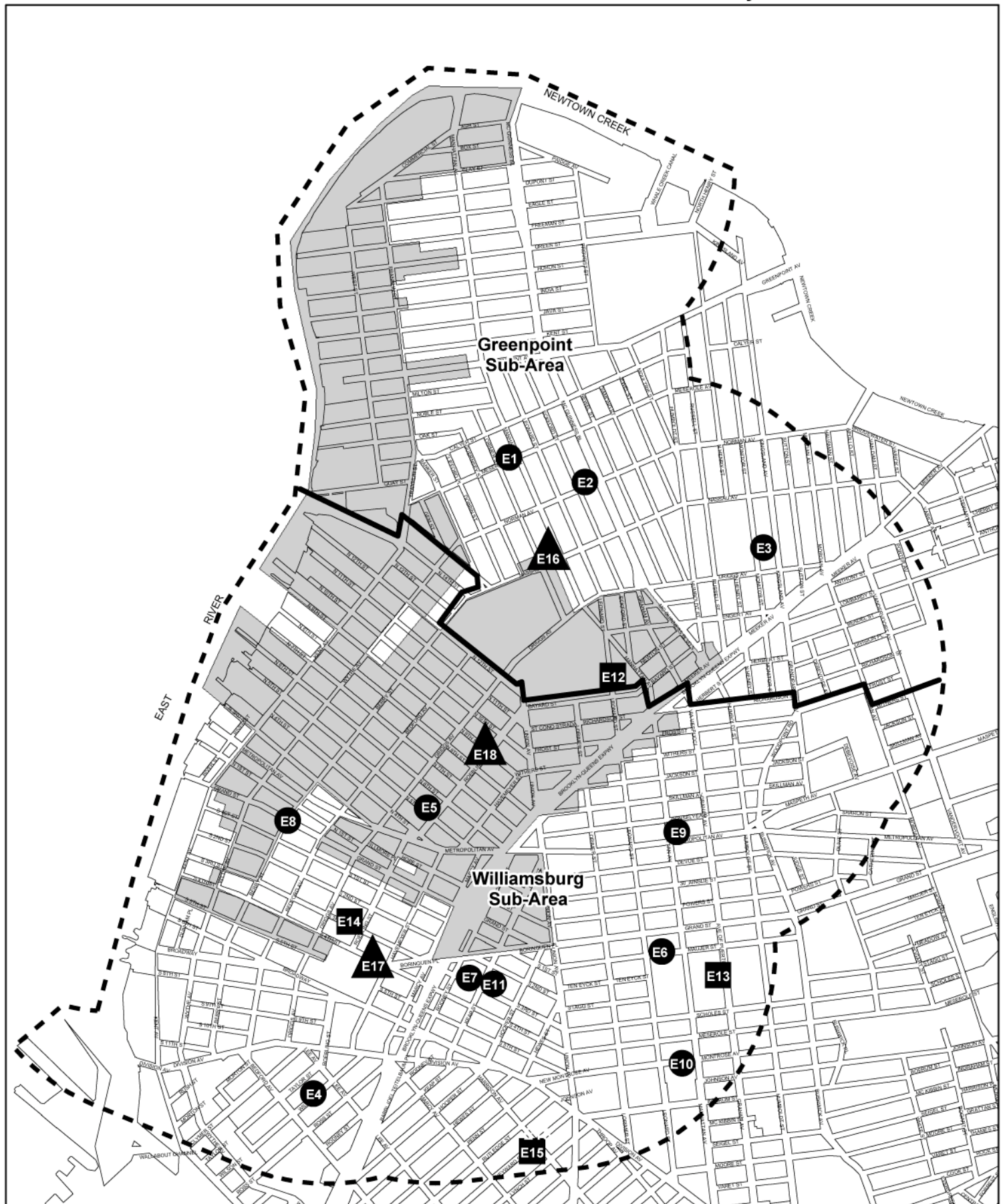
In accordance with CEQR guidelines, the analysis focuses on elementary and intermediate/middle schools, because the DOE assigns students to specific schools at these levels. High School students can usually elect to attend schools other than their neighborhood high schools, depending on admissions criteria and space availability. However, if a proposed action would generate 150 or more high school students there could be an impact on the locally zoned high school and further analysis may be appropriate. Therefore, an assessment of the local high schools within the study area is also provided in this chapter.

This analysis assesses the potential effects of the RWCDs on schools located within an approximate ½-mile radius from the proposed action area boundary (adjusted on the north and west to account for geographical boundaries of Brooklyn). Children residing within the proposed action area would most likely attend the elementary and intermediate school in that radius. This chapter also assesses the effects of the proposed action on elementary and intermediate schools within the Greenpoint and Williamsburg sub-areas of the ½-mile radius in order to provide a better analysis of schools at the neighborhood level. As shown in Figure 4-1, the Greenpoint sub-area is largely defined by the boundaries of zip code 11222, with the Williamsburg sub-area encompassing the remainder of the ½-mile study area. The chapter also provides an assessment for both elementary and intermediate schools for all of Community School District 14, as students may also attend schools within their district but outside their immediate neighborhood. Impacts are identified if the proposed action would cause a greater than 5% increase in deficiency of seats over the No-Action condition.

It should be noted that the educational system in New York City recently underwent organizational and administrative changes, known as the Children First reform agenda, which went into effect at the start of the 2003-2004 academic year. The new streamlined structure is intended to reorganize all aspects of the school system to focus on instruction and to support the goal of improving student achievement in all the City's schools. The school system is now organized into 10 Instructional Regions across the city, each of which covers approximately 120 schools. Each Instructional Region includes 2 to 4 Community School Districts. The boundaries of the 32 Community School Districts, as well as zoning rules within each district, remain unchanged, but high schools have become part of the Instructional Regions in which they are located.

Under the terms of the recent federal No Child Left Behind Act of 2001 (NCLB) legislation, children who are registered at schools that have been identified as "failing to make adequate yearly progress" are eligible to transfer to other schools that have available slots. At the present time there is insufficient data on how many children have taken advantage of this opportunity.

As both the DOE organizational reforms and the NCLB initiative are still in the initial phases of implementation, the extent to which they may affect school placement and planning have not yet been

**Legend:**

Schools Study Area (1/2-Mile Radius)

Proposed Action Area

Public Elementary School

Public Intermediate/Junior High School

Public High School

0 500 1,000 1,500 2,000 Feet



fully established. Therefore, no changes have been made to the methodology for analyzing school impacts outlined in the *CEQR Technical Manual*.

As noted above, public elementary and intermediate schools, and now high schools as well, are located in geographically defined school districts. The proposed action area falls within Community School District (CSD) 14, part of the Department of Education's Region 8 which also includes CSD 13, 15, and 16.

Elementary Schools

As shown in Figure 4-1, two elementary schools are located within the proposed action area (P.S. 17 and P.S. 84), and 9 additional elementary schools are located within a ½-mile radius of the action area boundary, for a total of 11 elementary schools serving the study area. Three of those elementary schools are located within the Greenpoint sub-area, and the remaining eight schools are located in the Williamsburg sub-area. It should be noted that P.S. 19 has a transportable unit that is listed separately in Table 4-1 in terms of capacity and utilization.

Greenpoint Sub-Area

As shown in Table 4-1, the three elementary schools within the Greenpoint sub-area had a capacity of 2,232 seats in the 2002-2003 academic year, and enrollment of 2,026 students, for a utilization of approximately 91%, with 206 available seats.

Williamsburg Sub-Area

The eight elementary schools within the Williamsburg sub-area had a capacity of 6,314 seats in the 2002-2003 academic year, and enrollment of 5,248 students, for a utilization of approximately 83%, with 1,066 available seats (see Table 4-1).

½-Mile Study Area and Entire CSD 14

Also shown in Table 4-1, the 11 elementary schools within the entire ½-mile study area, which encompasses the Greenpoint and Williamsburg sub-areas, had a total capacity of 8,546 seats in the 2002-2003 academic year, and enrollment of 7,274 students for a utilization of approximately 85%, with 1,272 available seats. For CSD 14 as a whole, total capacity was 16,549 seats in the 2002-2003 academic year, and enrollment was 12,391, for a district-wide utilization of approximately 75%, with 4,158 available seats.

Intermediate Schools

There is one intermediate school (J.H.S. 126) located within the proposed action area, and three additional intermediate schools are located within a ½-mile radius of the action area boundary, for a total of four intermediate schools serving the study area (see Figure 4-1). Although most of the students associated with development induced by the proposed action would likely be zoned to J.H.S. 126 in Greenpoint and J.H.S. 50 in Williamsburg, students living within CSD 14 have the option of attending any intermediate school within its district boundaries.

TABLE 4-1

**Existing Study Area Public School Enrollment, Capacity, and Utilization Figures
2002-2003 School Year**

Map No.	School Name & Address	Grades Served	Enrollment	Capacity	Seats Available	Percent Utilization
ELEMENTARY SCHOOLS						
<i>Greenpoint Sub-Area</i>						
1	P.S. 31 - Samuel F. Dupont School (75 Meserole Av.)	K-5	845	924	79	91%
2	P.S. 34 - Oliver H. Perry Elementary School (131 Norman Avenue)	K-6	545	525	-20	104%
3	P.S. 110 - Monitor School (124 Monitor Street)	PK-6	636	783	147	81%
Subtotal for Greenpoint Sub-Area			2,026	2,232	206	91%
<i>Williamsburg Sub-Area</i>						
4	P.S. 16 - Leonard Dunkly School (157 Wilson Street)	PK-6	535	1,032	497	52%
5	P.S. 17 - Woodworth Elementary School (208 N. 5 th Street)	K-6	501	830	329	60%
6	P.S. 18 - Edward Bush School (101 Maujer Street)	K-5	271	329	58	82%
7	P.S. 19 - Roberto Clemente School P.S. 19 Transportable (325 S. 3 rd Street)	1-6	893	938	45	95%
			107	112	5	96%
8	P.S. 84 - Jose De Diego School (250 Berry Street)	K-6	841	899	58	94%
9	P.S. 132 - The Conselyea School (320 Manhattan Av.)	K-8	930	1,026	96	91%
10	P.S. 250 - George Lindsey School (108 Montrose Av.)	K-5	977	981	4	100%
11	P.S. 319 (360 Keep Street)	PK-1	193	167	-26	116%
Subtotal for Williamsburg Sub-Area			5,248	6,314	1,066	83%
Total Study Area Elementary Schools			7,274	8,546	1,272	85%
Total for Elementary Schools in CSD14			12,391	16,549	4,158	75%
INTERMEDIATE SCHOOLS						
<i>Greenpoint Sub-Area</i>						
12	J.H.S. 126 - J. Ericsson Junior High School (425 Leonard Street)	7-9	650	1,253	603	52%
<i>Williamsburg Sub-Area</i>						
13	I.S. 49 - W.J. Gaynor Intermediate School (223 Graham Avenue)	6-8	711	1,583	872	45%
14	J.H.S. 50 - J.D. Wells Junior High School (183 S. 3 rd Street)	7-9	885	1,258	373	70%
15	I.S. 71 - Juan Morel Campos (215 Heyward Street)	6-8	671	875	204	77%
Subtotal for Williamsburg Sub-Area			2,267	3,706	1,439	61%
Total Study Area Intermediate Schools			2,917	4,959	2,042	59%
Total for Intermediate Schools in CSD14			4,546	7,543	2,997	60%
HIGH SCHOOLS						
16	Automotive High School (50 Bedford Avenue)	8-12	730	980	250	74%
17	El Puente Academy for Peace & Justice (211 S. 4 th St.)	9-12	176	102	-74	173%
18	Harry Van Arsdale High School (257 N. 6 th Street)	9-12	1,312	1,314	2	100%
Total for High Schools in Study Area			2,218	2,396	178	93%
Total for High Schools in Brooklyn¹			89,400	86,978	-2,422	103%

Source: New York City Department of Education, *Utilization Profiles: Enrollment/Capacity/Utilization, 2002-2003*.

¹ Brooklyn consists of Instructional Regions 4, 5, 6, 7, & 8. Instructional Regions 4 and 5 extend into Queens, and Instructional Region 7 includes Staten Island. The enrollment and capacity of high schools that are located in Queens and Staten Island were subtracted from the instructional region aggregate for this analysis. In addition, Brooklyn Community School Districts have additional high school seats located within auxiliary facilities, which are included within this analysis.

Greenpoint Sub-Area

The only intermediate school in the Greenpoint sub-area, J.H.S. 126, had a capacity of 1,253 seats in the 2002-2003 academic year, and enrollment of 650 students, for a utilization of approximately 52%, with 603 available seats (see Table 4-1).

Williamsburg Sub-Area

As also shown in Table 4-1, the three intermediate schools within the Williamsburg sub-area all operated below capacity, with a combined capacity of 3,706 seats in the 2002-2003 academic year, and enrollment of 2,267 students, for a utilization of approximately 61%, with 1,439 available seats.

½-Mile Study Area and Entire CSD 14

Like public elementary schools serving the area, intermediate schools serving the study area are currently operating below capacity. As shown in Table 4-1, the intermediate schools in the study area had a combined capacity for 4,959 students, while the enrollment for the 2002-2003 school year was approximately 2,917 students, resulting in an overall utilization of 59%, with 2,042 available seats. For CSD 14 as a whole, total intermediate school capacity was 7,543 seats in the 2002-2003 academic year, and enrollment was 4,546, for a district-wide utilization of approximately 60%, with 2,997 available intermediate seats.

High Schools

The Department of Education (DOE) does not require high school students to attend a specific high school in their neighborhood. Students have the ability to attend various schools within the borough or city, based on seating availability and admissions criteria, although there may be a tendency to attend a high school closer to home. According to the DOE's latest admissions guidelines, students who wish to attend their zoned school must rank that particular school among their 12 choices on their applications and would be given priority in admission. This means that when students are not matched with schools ranked above their zoned school, they would automatically be assigned to their zoned school. In cases where students are not accepted to one of their 12 choices and do not list their local zoned school as one of the choices, they would not be automatically assigned to their zoned school, but would need to complete a new High School Choice Form.

There are three publicly funded high schools located within the study area: Automotive High School at 50 Bedford Avenue, Harry Van Arsdale High School at 257 North 6th Street, and El Puente Academy for Peace and Justice at 211 South 4th Street (see Figure 4-1). The Automotive High School, which falls within the Greenpoint sub-area, provides special academic programs for automotive service center specialist, automotive business technology, and computer repairs and electronics. As shown in Table 4-1, the school, which is open to all New York City residents, had a utilization rate of 74% in the 2002-2003 academic year, with 250 available seats.

El Puente Academy, which is located within the Williamsburg sub-area, offers special programs in law and government. The school, which is open only to residents of Brooklyn, operated well above capacity in the 2003-2003 academic rate, with a utilization rate of approximately 173%, and a shortfall of 74 seats. Van Arsdale High School, also within the Williamsburg sub-area, offers special programs in business/virtual enterprise, technology, pre-pharmacy, and pre-teaching. This school had a utilization rate of 100% in the 2002-2003 academic year, with only 2 available seats.

The three high schools in the study area had a combined capacity for 2,396 students, while the enrollment for the 2002-2003 school year was approximately 2,218 students, resulting in an overall utilization of 93%, with 178 available seats. For Brooklyn as a whole, total high school capacity was 86,978 in the 2002-2003 academic year, and enrollment was 89,400, for a borough-wide utilization of approximately 103%, with a deficiency of 2,422 seats.

The Future Without the Proposed Action (No-Action)

In the 2013 future without the proposed action, approximately 866 dwelling units are anticipated to be developed on some of the projected development sites with an additional 2,444 dwelling units to be developed within the ½-mile study area for a total of 3,310 dwelling units expected to be developed within the entire study area.² As discussed in Chapter 1, “Project Description,” under the No-Action condition, both development scenarios (Scenario A and Scenario B) would include the same number of dwelling units to be developed on the projected development sites in the future without the proposed action. Therefore, no distinction is made between the two scenarios for the No-Action community facility analysis.

Greenpoint Sub-Area

Within the Greenpoint sub-area, a total of 148 dwelling units are expected to be developed in the future without the proposed action. As such, these residential developments would result in the addition of 40 elementary school students and 15 intermediate school students, for a total of 55 primary school students, and approximately 9 high school students within the Greenpoint sub-area (see Table 4-2).

TABLE 4-2
Public School Students Generated by New Development
in the Future Without the Proposed Action*

	No. of Dwelling Units	P.S. Students	I.S. Students	High School Students
<i>Greenpoint Sub-Area</i>	148	40	15	9
<i>Williamsburg Sub-Area</i>	3,162	854	316	190
TOTAL	3,310	894	331	199

*Student generation rates are based on the CEQR Technical Manual's Table 3C-2: "Projected Public School Pupil Ratios in New Housing Units of All Sizes." Ratios for high income households were used.

Williamsburg Sub-Area

Within the Williamsburg sub-area, a total of 3,162 dwelling units are expected to be developed in the future without the proposed action. As such, these residential developments would result in the addition of 854 elementary school students and 316 intermediate school students, for a total of 1,170 primary school students, and approximately 190 high school students within the Williamsburg sub-area (see Table 4-2).

² As noted in Chapter 2, “Land Use, Zoning, and Public Policy,” although some No-Action development sites are currently developed, at the time existing conditions were compiled in late 2003, final certificates of occupancy had not been issued, and they were not fully occupied. Therefore, they are included in the No-Action condition for analysis purposes.

½-Mile Study Area

The total number of residential dwelling units expected to be developed within the entire ½-mile study area, which encompasses the Greenpoint and Williamsburg sub-areas, in the future without the proposed action is approximately 3,310 dwelling units. As such, these residential developments would generate 894 elementary school students and 331 intermediate school students, for a total of 1,225 primary school students by the year 2013 within the entire ½-mile study area. In addition, these residential developments would also generate approximately 199 high school students within the ½-mile study area by 2013 (see Table 4-2).

The latest available New York City Department of City Planning (DCP) enrollment projection data (Actual 2002, Projected 2003-2012) were used to estimate public elementary school and intermediate school enrollment for 2013. DCP's 2003-2012 enrollment projections (excluding pre-K enrollment) for CSD 14 were used to develop enrollment projections to 2013 for the study area. The following steps were taken:

- To estimate elementary and intermediate school enrollment change in CSD 14 for the 2013 Analysis year, DCP's projected enrollment for 2012 of 9,944 elementary school and 3,453 intermediate school students was held constant to 2013.
- To estimate student enrollment in 2013 for zoned elementary and intermediate schools within the study area (Greenpoint and Williamsburg sub-areas were handled separately), the total number of students enrolled in those schools (DCP Actual 2002-2003 enrollment) in 2002-2003 was divided by the total number of students enrolled in CSD14 schools in 2002-2003 (elementary and intermediate schools were handled separately). The resulting percentages of 17 percent for elementary and 15 percent for intermediate schools were applied to the district's projected enrollment in 2013 to estimate total enrollment for the schools within the Greenpoint sub-area, and 44 percent for elementary and 52 percent for intermediate schools were applied to the district's projected enrollment in 2013 to estimate total enrollment for the schools within the Williamsburg sub-area. Sixty-one percent for elementary and 67 percent for intermediate schools were applied to the district's projected enrollment in 2013 to estimate total enrollment for the schools located within the entire ½-mile study area in 2013.

Elementary Schools

DCP's CSD 14 projections indicate that a trend in the declining number of elementary grade students would continue through 2008, then slowly begin increasing through 2012. As such, as shown in Table 4-3, despite the addition of elementary school students generated by No-Action residential developments, when added to the DCP projected enrollment, utilization rates for elementary schools in both the Williamsburg and Greenpoint sub-areas, as well as in the entire ½-mile study area are expected to be well under 100 percent.

Greenpoint Sub-Area

As shown in Table 4-3, the addition of 40 elementary school students generated under No-Action conditions by 2013 within the Greenpoint sub-area is not expected to have an adverse effect on public schools in this area. The utilization rate for elementary schools in the Greenpoint sub-area is expected to decrease from 91 percent to 78 percent from existing to No-Action conditions, with 502 available seats.

Williamsburg Sub-Area

The addition of 854 elementary school students generated under No-Action conditions by 2013 within the Williamsburg sub-area, is not expected to have an adverse effect on public schools in this area. The utilization rate for elementary schools in the Williamsburg sub-area is expected to remain the same at 83 percent from existing to No-Action conditions, with 1,085 available seats (see Table 4-3).

½-Mile Study Area and Entire CSD 14

As shown in Table 4-3, elementary schools within the ½-mile study area, which encompasses the Greenpoint and Williamsburg sub-areas, would not be adversely affected by the addition of 894 elementary school students generated under No-Action conditions by 2013. The utilization rate would decrease from 85 percent to 81 percent from existing to No-Action conditions, with 1,587 available seats. For CSD 14 as a whole, utilization of elementary school seats would decrease from 75 percent under existing conditions, to 65 percent, with 5,711 available seats.

TABLE 4-3

No-Action Condition Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization in 2013

ELEMENTARY SCHOOLS	DCP Projected Enrollment	Students Generated from New Residential Development	Total Projected Enrollment	Capacity	Seats Available	Percent Utilization
Total for Greenpoint Sub-Area	1,690	40	1,730	2,232	502	78%
Total for Williamsburg Sub-Area	4,375	854	5,229	6,314	1,085	83%
Total for Study Area	6,065	894	6,959	8,546	1,587	81%
Total for Elementary Schools in CSD14	9,944	894	10,838	16,549	5,711	65%
INTERMEDIATE SCHOOLS	DCP Projected Enrollment	Students Generated from New Residential Development	Total Projected Enrollment	Capacity	Seats Available	Percent Utilization
Total for Greenpoint Sub-Area	518	15	533	1,253	720	43%
Total for Williamsburg Sub-Area	1,796	316	2,112	3,706	1,594	57%
Total for Study Area	2,314	331	2,645	4,959	2,314	53%
Total for Intermediate Schools in CSD14	3,453	331	3,784	7,543	3,759	50%

Source: DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2002-2003* and DCP, *Enrollment Projections for 2003-2012*

Intermediate Schools

As with elementary schools within CSD 14, under No-Action conditions for intermediate schools, increased student enrollment generated by new development projects would be offset by a general trend of decreasing enrollments through 2010.

Greenpoint Sub-Area

As shown in Table 4-3, the addition of 15 intermediate school students to the Greenpoint sub-area would not adversely impact the intermediate school located in this area. The utilization rate would decrease from the existing 52 percent to 43 percent, with 720 available seats.

Williamsburg Sub-Area

The addition of 316 intermediate school students to the Williamsburg sub-area would not adversely affect the intermediate schools located within this area. The total utilization rate would decrease from the existing 61 percent to 57 percent, with 1,594 available seats (see Table 4-3).

½-Mile Study Area and Entire CSD 14

The addition of 331 intermediate school students to the entire ½-mile study area generated under No-Action conditions for 2013 would also not adversely affect the intermediate schools located within the entire study area. The utilization rate would decrease from the existing 59 percent to 53 percent, with 2,314 available seats. For CSD 14 as a whole, the utilization rate would decrease from the existing utilization of 60 percent to 50 percent, with 3,759 available seats.

High Schools

DCP projects a borough-wide decrease in the high school enrollment by 2013, anticipating 4,279 fewer students, a 5 percent decrease, from 2002-2003 conditions. It is expected that 199 high school students would be introduced to the area as a result of new residential projects in the area. With these new students, the Brooklyn high school enrollment is estimated to be 80,599 by 2013, operating at 93 percent of its capacity, with 6,379 available seats versus 103 percent under existing conditions (see Table 4-4).

TABLE 4-4**Future Without the Proposed Action: 2013****Estimated Brooklyn Public High School Enrollment, Capacity, and Utilization**

Region/District	DCP Projected Enrollment	Students Generated from New Residential Development	Total Projected Enrollment	Capacity	Seats Available	Percent Utilization
In Brooklyn	80,400	199	80,599	86,978	6,379	93%

Source: DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2002-2003* and DCP, *Enrollment Projections for 2003-2012*

The Future With the Proposed Action (With-Action)

In the 2013 future with the proposed action, a net increment of approximately 7,391 dwelling units are anticipated to be developed on the projected development sites. As discussed in Chapter 1, “Project Description”, under With-Action conditions, both development scenarios (Scenario A and Scenario B) would include the same number of dwelling units to be developed on the projected development sites in the future with the proposed action. Therefore, no distinction is made between the two scenarios for the With-Action community facility analysis.

It is projected that a net increment of 7,391 new dwelling units would be developed as a result of the proposed action by 2013. All of those units are assumed to be unsubsidized. As shown in Table 4-5, the estimated school age population generated by these incremental units would include: 1,996 elementary school students, 739 intermediate school students, and 443 high school students for a total of 3,178 new students by 2013. The threshold for significance, as outlined in the *CEQR Technical Manual*, is a greater than 5 percent increase in deficiency of seats over the No Action condition.

TABLE 4-5
Public School Students Generated by New Development
in the Future With the Proposed Action*

	No. of Dwelling Units	P.S. Students	I.S. Students	High School Students
<i>Greenpoint Sub-Area</i>	4,739	1,280	474	284
<i>Williamsburg Sub-Area</i>	2,652	716	265	<u>159</u>
TOTAL	7,391	1,996	739	443

*Student generation rates are based on the *CEQR Technical Manual's* Table 3C-2: "Projected Public School Pupil Ratios in New Housing Units of All Sizes." Ratios for high income households were used.

Greenpoint Sub-Area

Within the Greenpoint sub-area, a total of 4,739 dwelling units are expected to be developed as a result of the proposed action. As such, the proposed action would generate 1,280 elementary school students and 474 intermediate school students, for a total of 1,754 primary school students, and approximately 284 high school students within the Greenpoint sub-area (see Table 4-5).

Williamsburg Sub-Area

Within the Williamsburg sub-area, a total of 2,652 dwelling units are expected to be developed as a result of the proposed action. As such, the proposed action would generate 716 elementary school students and 265 intermediate school students, for a total of 981 primary school students, and approximately 159 high school students within the Williamsburg sub-area (see Table 4-5).

½-Mile Study Area

As mentioned above, the total number of residential dwelling units within the entire ½-mile study area, which encompasses the Greenpoint and Williamsburg sub-areas, expected to be developed as a result of the proposed action is approximately 7,391 dwelling units. Overall, these residential developments would generate 1,996 elementary school students and 739 intermediate school students, for a total of 2,735 primary school students by the year 2013 within the entire ½-mile study area. In addition, these residential developments would also generate approximately 443 high school students within the ½-mile study area by 2013 (see Table 4-5).

Elementary Schools

Greenpoint Sub-Area

As shown in Table 4-6, the addition of 1,280 elementary school students generated by the proposed action by 2013 within the Greenpoint sub-area would increase the utilization from 78 percent to 135 percent from No-Action to With-Action conditions, leaving 778 elementary school students that would not be

accommodated by the elementary schools within the Greenpoint sub-area. Given that there are not sufficient available seats for the additional elementary school students that would be introduced to the Greenpoint sub-area, the proposed action is expected to create a significant adverse impact on elementary schools in this sub-area. Mitigation options are described in Chapter 22, "Mitigation."

Williamsburg Sub-Area

The addition of 716 elementary school students generated by the proposed action by 2013 within the Williamsburg sub-area, is not expected to have an adverse effect on public schools in this area. The utilization rate for elementary schools in the Williamsburg sub-area is expected to increase from 83 percent to 94 percent from No-Action to With-Action conditions, with 369 available seats. As such, no impacts are anticipated in this sub-area.

½-Mile Study Area and Entire CSD 14

The utilization rate for elementary schools within the ½-mile study area, which encompasses the Greenpoint and Williamsburg sub-areas, would increase from 81 percent to 105 percent from No-Action to With-Action conditions. Approximately 409 elementary school students would not be accommodated by the elementary schools within the study area. Although part of this shortfall could be accommodated in available intermediate school space, this would constitute a significant adverse impacts on elementary schools within the study area as a whole. Mitigation options are discussed in Chapter 22, "Mitigation." For CSD 14 as a whole, utilization of elementary school seats would increase from 65 percent to 78 percent from No-Action to With-Action conditions, with 3,715 available seats.

TABLE 4-6

Action Condition Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization in 2013

ELEMENTARY SCHOOLS	Projected Enrollment in 2013	Students Generated from New Residential Development	Total Projected Enrollment	Capacity	Seats Available	Percent Utilization
Total for Greenpoint Sub-Area	1,730	1,280	3,010	2,232	-778	135%
Total for Williamsburg Sub-Area	5,229	716	5,945	6,314	369	94%
Total for Study Area	6,959	1,996	8,955	8,546	-409	105%
Total for Elementary Schools in CSD14	10,838	1,996	12,834	16,549	3,715	78%
INTERMEDIATE SCHOOLS	Projected Enrollment in 2013	Students Generated from New Residential Development	Total Projected Enrollment	Capacity	Seats Available	Percent Utilization
Total for Greenpoint Sub-Area	533	474	1,007	1,253	246	80%
Total for Williamsburg Sub-Area	2,112	265	2,377	3,706	1,329	64%
Total for Study Area	2,645	739	3,384	4,959	1,575	68%
Total for Intermediate Schools in CSD14	3,784	739	4,523	7,543	3,020	60%

DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2002-2003* and DCP, *Enrollment Projections for 2003-2012*

Intermediate Schools

Greenpoint Sub-Area

As shown in Table 4-6, the addition of 474 intermediate school students to the Greenpoint sub-area would not adversely affect the intermediate school located in this sub-area. The utilization rate would increase from the No-Action 43 percent to 80 percent, with 246 available seats.

Williamsburg Sub-Area

The addition of 265 intermediate school students to the Williamsburg sub-area would not adversely affect the intermediate schools located within this sub-area. The total utilization rate would increase from 57 percent to 64 percent from No-Action to With-Action conditions, with 1,329 available seats.

½-Mile Study Area and Entire CSD 14

The addition of 739 intermediate school students to the entire ½-mile study area generated under With-Action conditions for 2013 would not adversely affect the intermediate schools located within the entire study area. The utilization rate would increase from 53 percent to 68 percent from No-Action to With-Action conditions, with 1,575 available seats. For CSD 14 as a whole, the utilization rate would increase from 50 percent to 60 percent from No-Action to With-Action conditions, with 3,020 available seats.

High Schools

The proposed action is expected to generate 443 high school students by 2013. In the future with the proposed action, Brooklyn high schools are expected to be operating at 93 percent of capacity with 5,936 available seats (see Table 4-7). The proposed action would not cause a deficiency of available high school seats in Brooklyn. Therefore, no significant adverse impacts on high schools are anticipated as a result of the proposed action.

TABLE 4-7

Future With the Proposed Action: 2013

Estimated Brooklyn Public High School Enrollment, Capacity, and Utilization

Region/District	Projected Enrollment in 2013	Students Generated from New Residential Development	Total Projected Enrollment	Capacity	Seats Available	Percent Utilization
In Brooklyn	80,599	443	81,042	86,978	5,936	93%

Source: DCP, *Enrollment Projection Figures, 2003-2012*

Assessment

The proposed action would not result in a deficiency of intermediate school seats in the study area or high school seats in Brooklyn. The proposed action would add students to public elementary schools in the study area, which would be overcrowded if additional capacity is not provided within the Greenpoint sub-area. According to the *CEQR Technical Manual*, a significant adverse impact could occur if a proposed action would cause a greater than 5 percent increase in the deficiency of seats over No-Action conditions. The proposed action would increase the deficiency of available seats within the Greenpoint sub-area by greater than 5 percent over the No-Action condition, resulting in a significant adverse impact on public

elementary schools by 2013. There is some additional capacity within the Williamsburg sub-area and sufficient capacity in CSD 14 as a whole to accommodate excess enrollment at the elementary schools within the Greenpoint sub-area.

C. LIBRARIES

Existing Conditions

Potential impacts on libraries may result from an increased user population. A noticeable change in service delivery is likely to occur if a project introduces a large residential population (i.e. greater than a five percent increase in housing units served). The proposed action would result in more than 734 new residential units in Brooklyn, which is more than a 5% increase in the average number of residential units served by library branches in Brooklyn, the threshold in the *CEQR Technical Manual* (Table 3C-3) requiring a more detailed public library analysis. Impacts are identified if the proposed action would result in a population increase of 5 percent or more over the future No-Action population and this increase would impair the delivery of library services in the study area warranting consideration of mitigation.

The Brooklyn Public Library (BPL) system serves all of Brooklyn, including the study area. Founded in 1897, the BPL system developed over time, with construction occurring as funds were raised. Building of the Central Library at Grand Army Plaza began in 1912, and was not completed until 1941. Between 1901 and 1923, however, much progress was made thanks to the generosity of the great philanthropist Andrew Carnegie, who donated \$1.6 million toward the development of 21 branch libraries. Today, the BPL system is the fifth largest library system in the nation, existing independently alongside the New York Public Library (serving the Bronx, Manhattan, and Staten Island) and the Queens Borough Public Library. The BPL system consists of 58 branches located within a half mile of every Brooklyn resident, plus the Central Library at Grand Army Plaza and a business library in Brooklyn Heights.

According to the *CEQR Technical Manual*, the catchment areas for library branches are usually the distance that one might be expected to travel for such services, typically not more than three-quarters of a mile. As BPL indicates that its branches are located within a ½-mile of every Brooklyn resident, and as three library branches have been identified within a ½-mile radius of the action area boundary, the study area for the analysis of library services is defined as a ½-mile radius, with adjustments to account for natural/geographical boundaries to the north and west, as illustrated in Figure 4-2.

Population Served

The proposed action area is located within Brooklyn Community District 1 (CD 1). This area of Brooklyn is a unique and expanding community that has recently been experiencing increases in its residential population. Based on census data for those census tracts falling entirely or mostly within the ½-mile study area, the study area had a residential population of approximately 127,023 in 2000. In addition, approximately 711 new residential units have been developed in the study area since 2000, which are estimated to have increased the study area's residential population by approximately 2,048 residents³.

³ Based on information provided by the Department of City Planning as discussed in Chapter 2, "Land Use, Zoning, and Public Policy," and using the existing Community District average of 2.88 residents per occupied unit.



Legend:

- Libraries Study Area (1/2-Mile Radius)
- Proposed Action Area

L1 Library

0 500 1,000 1,500 2,000 Feet



Thus, the adjusted existing residential population in the study area is estimated at approximately 129,071 residents.

The majority of the population in this area of Brooklyn is comprised of young adults in their 20s, 30s and 40s. The average median age for the census tracts comprising the study area is 31.9, which is younger than the 33.1 median age for Brooklyn as a whole. Most of the area's residents live in family households (approximately 60 percent), whereas approximately 29 percent of the area's residents live in one-person households. The area's average household size of 2.88 persons per household is slightly larger than the 2.75 average household size for Brooklyn as a whole. Based on 2000 census data, the median household income of the study area is estimated at approximately \$28,838 per household, which is less than the \$32,135 median household income for Brooklyn as a whole.

Library Facilities

Libraries provide free and open access to books, periodicals, electronic resources and non-print materials. Reference career services, internet access, and educational, cultural and recreational programming for adults, young adults and children are also provided. The study area is currently served by three BPL branch facilities, including the Greenpoint Branch, Leonard Branch, and Williamsburgh Branch. Each of these facilities is shown in Figure 4-2 and discussed briefly below, and Table 4-8 provides the total volumes, circulation and number of programs offered at each facility.

TABLE 4-8
Existing Library Facilities Within the Study Area

Map No.	Library	Total Volumes	Circulation	Annual Attendance	No. of Programs Offered
1	Greenpoint Branch	91,671	178,963	98,912	328
2	Leonard Branch	67,914	103,376	100,181	1,149
3	Williamsburgh Branch (1)	115,629	102,247	82,000	594
Total Study Area		275,214	384,586	281,093	2,071

Source: Brooklyn Public Library, November 2003.

⁽¹⁾ The Williamsburg Branch was closed for major renovations during Fiscal Year 2003. Therefore, data provided are for Fiscal Year 2002, whereas data for the other two branches are for Fiscal Year 2003.

Greenpoint Branch

The Greenpoint Branch Library at 107 Norman Avenue (at Leonard Street) is located less than ¼-mile from the boundary of the proposed action area. The library is located in a one-story building which was constructed in 1906 and renovated in 1972. The branch provides 8 computers in the adult room, with public internet access, and has a meeting room which is available for public programs and meetings. In addition to the normal services offered throughout the BPL facilities, the Greenpoint library houses one of BPL's Child's Place for Children with Special Needs. The Greenpoint Branch is open five days a week (closed Sunday and Monday) and is wheelchair accessible.

As shown in Table 4-8, in Fiscal Year 2003 (FY03), which extends from June 2002 to May 2003, this library branch had 91,671 volumes, with a total circulation of 178,963. Approximately 98,912 people utilized the Greenpoint branch services in that period, and approximately 3,190 people attended some type

of program or event offered at the library in FY03. The BPL has indicated that the Greenpoint library's existing facility can no longer accommodate the growing needs of the community in terms of function and programming. BPL indicates that a new facility is required to increase the level of service to the public.

Leonard Branch

The Leonard Branch Library at 81 Devoe Street (at Leonard Street) is also located less than ¼-mile from the boundary of the proposed action area. This one-story Carnegie library was constructed in 1908, and underwent major renovations from the 1950s through the 1980s. The Leonard branch provides 8 computers in the computer area, with public internet access, and has a meeting room which is available for public programs and meetings, as well as seating in the adult/teen and children's reading areas. The Leonard library is open five days a week (closed Saturday and Sunday).

As shown in Table 4-8, in Fiscal Year 2003, the Leonard library branch had 67,914 volumes, with a total circulation of 103,376. The Leonard branch had an annual attendance of approximately 100,181 people in that period, and approximately 11,096 people attended some type of program or event offered at the library in FY03. The BPL has indicated that the Leonard library, which is a Carnegie facility, needs interior renovation and rehabilitation of doors, windows, meeting room, staff lounge and ADA improvements, boiler and HVAC replacement, waterproof foundation, replacement of ejector pump and new furnishings.

Williamsburgh Branch

The Williamsburgh Branch Library at 240 Division Avenue (at Marcy Avenue) is located approximately ¼-mile from the boundary of the proposed action area. This branch, which was constructed in 1903, was the first Carnegie library built in Brooklyn. The building, which consists of three floors plus a mezzanine, was renovated in 1955, was closed for a substantial renovation beginning in 2003, and reopened in January 2005. Renovations at the Williamsburgh branch include ADA compliance, technology upgrades, new boiler and HVAC systems, floors, ceilings, lighting, and circulation function. ADA compliance includes accessible bathrooms, exterior ramps and elevator access to basement and second floors.

Because the Williamsburgh branch closed for renovations in 2003, there is no information available for FY03. However, Table 4-8 shows the comparable data for Fiscal Year 2002 (June 2001 to May 2002). As shown in the table, in Fiscal Year 2002, the Williamsburgh library branch had 115,629 volumes, with a total circulation of 102,247. The Williamsburgh branch had an annual attendance of approximately 82,000 people in that period, and approximately 11,393 people attended some type of program or event offered at the library in FY02. The Williamsburgh branch reopened in January, 2005.⁴ The Williamsburgh branch is currently open five days a week (closed Saturday and Sunday).

Study Area Total

The two libraries currently serving the study area have a combined total of 159,585 volumes. With a study area population of approximately 129,071, the area has a volumes-to-resident ratio of approximately 1.24 to 1 (not including the Bookmobile). Once the Williamsburgh branch reopens in January 2005, this ratio would improve significantly, to an estimated 2.1 volumes per resident. The Brooklyn Public Library system has a combined total of 6,049,372 volumes. With Brooklyn's population of approximately

⁴ Source: http://www.brooklynpubliclibrary.org/williamsburg_renov.jsp

2,500,000, the borough as a whole has a volumes-to-resident ratio of approximately 2.42 volumes per resident.

The Future Without the Proposed Action (No-Action)

This analysis assumes that the number of volumes in the library service area in the future without the proposed action would remain the same as the number of volumes in the existing condition. However, it is likely that most of the libraries would increase the number of volumes in their collection by 2013.

In April 2001, BPL released “Taking Flight”, a five-year strategic plan through 2006 outlining specific goals and objectives to position itself as the center of knowledge for the borough of Brooklyn. In addition, BPL seeks to expand and strengthen its collections, educational programs, and research services, increase its private and government funding, and improve facility structures, maintenance, and accessibility.

The BPL assesses levels of adequacy at branch libraries on a yearly basis by reviewing information such as circulation numbers, library program attendance, number of people that enter the library, public computer usage, and census data. The decision to expand or construct a library in a neighborhood is based on increases in population and if the existing library has shown an increase in circulation and utilization rates and does not have the capacity to increase the number of volumes or services offered. In addition, if a community feels that library services in their neighborhood are not adequate, a community board could make it an action item. The BPL would then begin assessing whether an existing library would need to be expanded or if a new library would need to be built.

The *Citywide Statement of Needs* for Fiscal Year 2002-2003 indicated that the BPL is proposing a new expanded library on the site of the existing Greenpoint branch. The expansion would double the size of the existing 7,500 sf library to a 15,000 sf library. The BPL indicated that although the exact year in which the Greenpoint branch would be rebuilt is unknown, it would most likely happen within the next ten years. The BPL also indicated that the decision to rebuild and expand the Greenpoint Branch was based on the fact that the library does not have the capacity to adequately serve the increasing residential population in Greenpoint.

In the future without the proposed action, the population is expected to increase in the proposed action area by approximately 7,514 residents due to new residential development projects. This represents a 5.8 percent increase over the existing population in the study area. The Williamsburgh branch reopened in January 2005. As a result, the volumes per resident ratio would increase from the existing 1.24 to 1 to approximately 2.02 to 1 in 2013 (includes re-opened Williamsburgh Branch).

The Future With the Proposed Action (With-Action)

By 2013, a net increase of 16,778 new residents would be added to the proposed action area as a result of the proposed action. This represents a 12.3 percent increase in population in the study area over No-Action conditions. In addition, the volumes to resident ratio would decrease somewhat from the future No-Action condition, from 2.02 per resident to 1.79 per resident. Although the proposed action would result in a greater than 5 percent increase in population over No-Action conditions, it is anticipated that no significant adverse impacts on libraries within the study area would occur. The BPL would continue to evaluate its library utilization rates within the study area in the future based on the factors described above, including population, circulation, program attendance, and computer usage, to determine if

additional library services would be needed. In addition, based on BPL's plans to expand and strengthen its branch collections, and to replace or expand the Greenpoint Branch, it is expected that the three library branches would adequately serve the expanded population in the proposed action area.

D. DAY CARE

Existing Conditions

The *CEQR Technical Manual* requires a detailed analysis of day care centers when the proposed action would produce substantial numbers of subsidized, low-to moderate-income family housing units, that may therefore generate a sufficient number of eligible children to affect the availability of slots at public day care centers. Typically, proposed actions that generate 50 or more eligible children require further analysis. Table 3C-4 of the *CEQR Technical Manual* calculates by borough the estimated number of low-to moderate-income housing units that could yield at least 50 children eligible for publicly financed child care. According to the table, for Brooklyn, 135 low-income units or 146 low-to moderate-income units would yield more than 50 children eligible for public day care. Impacts are identified if the proposed action would result in demand for slots in publicly funded day care centers greater than remaining capacity, and the increase in demand would be five percent or more over the collective capacity of the day care centers in the future without the proposed action.

The Administration for Children's Services (ACS) provides subsidized child care in center-based group day care, family child care, informal child care and Head Start. Group child care is delivered in a child care center contracted by ACS which is staffed by certified teachers. ACS does not directly operate childcare programs. Most children are served through contracts with hundreds of private and non-profit organizations that operate childcare programs in communities across the city. Family child care is offered by a registered or licensed provider in his/her home. Informal child care is usually provided by a relative or neighbor for no more than two children. Children - ages two months through 12 years - are cared for either in group childcare centers that are licensed by the Department of Health or in the homes of childcare providers that are registered by the Department of Health. ACS also issues vouchers to eligible families that may be used by parents to purchase care from any legal childcare provider in the City. Head Start is a federally funded child care program that has, since its inception, provided parents with part-day child care services.

Publicly financed day care centers, under the auspices of the City's Agency for Child Development (ACD) within the Administration for Children's Services, provide care for the children of income-eligible households. Space for one child in such day care centers is termed a "slot." These slots may be in group day care or Head Start centers or they may be in the form of family day care in which up to 7 to 12 children are placed under the care of a licensed provider and an assistant in a home setting. Publicly financed day care services are available for income-eligible children up to the age of 12. In order for a family to receive subsidized child care services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. Gross income must fall between 225% and 275% of national poverty thresholds depending on family size, and the family must have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. In order to determine whether a family is eligible for subsidized child care, the parent must appear at an eligibility interview at an ACS child care office.

Since there are no locational requirements for enrollment in day care centers, and some parents/guardians choose a day care center close to their employment rather than their residence, the service areas of these facilities can be quite large and not subject to strict delineation to identify a study area. According to the *CEQR Technical Manual*, the locations of publicly funded group day care centers within a mile or so of the project site should be shown. Nevertheless, the center(s) closest to the project site are more likely to be subject to increased demand.

Figure 4-3 shows publicly funded day care facilities within an approximate one-mile radius of the proposed action area, and Table 4-9 indicates the capacity and enrollment for each facility, as well as the length of waiting lists where applicable. Although areas of Queens and Manhattan are located within a one-mile radius of the proposed action area, for conservative analysis purposes, they are not included in the day care analysis. As shown in Table 4-9 and Figure 4-3, there are presently approximately 25 publicly funded or partially publicly funded day care facilities within an approximate one-mile radius of the proposed action area. There are no day care facilities located within the proposed action area, and most of the day care facilities are located to the south of the proposed action area (see Figure 4-3). The 25 day care facilities within the study area have a total capacity of approximately 2,911 slots, with a current enrollment of 2,866, and a waiting list of 1,334 children, resulting in a net unmet demand of 1,309 slots (see Table 4-9). In addition to the 25 day care facilities within the study area, there is also one registered Family Child Care provider located within the study area.

The Future Without the Proposed Action (No-Action)

In the 2013 future without the proposed action, approximately 866 dwelling units are anticipated to be developed on some of the projected development sites with an additional 2,444 dwelling units to be developed within the ½-mile study area for a total of 3,310 dwelling units expected to be developed within the entire study area. New residential development projects within the study area in the future without the proposed action are not anticipated to include low- to-moderate income housing units. As such, demand for publicly financed day care in the study area is not likely to increase by 2013 as result of these new developments in the future without the proposed action.

The Future With the Proposed Action (With-Action)

As discussed above, the *CEQR Technical Manual* requires a detailed analysis of day care centers when the proposed action would produce substantial numbers of subsidized, low-to moderate-income family housing units, that may therefore generate a sufficient number of eligible children to affect the availability of slots at public day care centers. Similar to the future No-Action condition, new residential development generated by the proposed action is not anticipated to include low-to moderate-income housing units. As such, the demand for publicly financed day care in the study area is not likely to increase by 2013 as result of these new developments in the future with the proposed action, and no significant adverse impacts on day care facilities are anticipated.

**Legend**

Daycare and Headstart Facilities Study Area (1-Mile Radius)

Proposed Action Area

D2 Daycare / Headstart Facility

0 1,000 2,000 3,000 4,000 Feet



TABLE 4-9
Public Day Care Centers in Study Area

Map #	Name	Address	Capacity	Enrollment	Waiting List
D1	Jonathan Williams Day Care Center	321 Roebling St.	101	100	5
D2	Graham-Windham CCC	110 Taylor St.	55	57	N/A
D3	Bedford Harrison DCC	60 Harrison Ave.	100	90	100
D4	Yeled V'Yalda Torah DCC	2 Lee Ave.	34	39	100
D5	Nuestros Ninos III DC	161 South 3rd St	35	34	N/A
D6	Community & Parents DC	349 Keap St.	55	57	40
D7	Nuestros Ninos Child Development School	384 South 4 th St	691	691	700
D8	John Oravec CCC	25 Nassau Ave	110	108	20
D9	Small World Day Care	211 Ainslie St.	150	150	15
D10	Stagg Street Center for Children	77-83 Stagg St.	125	140	25
D11	Graham CCC	222 Graham Ave	55	46	200
D12	United Community of Williamsburg DCC	152 Manhattan Ave.	135	143	N/A
D13	Greenpoint YMCA Nursery School	99 Meserole Ave.	34	24	N/A
D14	ABC Day CCC	109 Nassau Ave.	45	35	N/A
D15	Williamsburg Head Start	64 Division Ave.	178	185	50
D16	Yeshiva Head Start	274 Keap St.	358	358	27
D17	Yeled V'Yalda Head Start	563 Bedford Ave.	45	45	N/A
D18	Yeled V'Yalda Head Start	204 Keap St.	58	58	N/A
D19	Builders for Family & Youth	288 Berry St.	70	54	15
D20	AHRC@Francis of Paola*	201 Cornselya St.	180	185	N/A
D21	Robert F. Kennedy CCC	741 Flushing Ave.	64	64	10
D22	Fennell DCC	175 Moore St.	55	50	7
D23	Sumner Children's Center	860 Park Ave.	59	62	N/A
D24	Marcy Children's Center	494 Marcy Ave.	59	50	10
D25	Tompkins Children's Center	730 Park Ave.	60	61	10
TOTAL			2,911	2,886	1,334
			NET DEMAND		1,309

* Pre-school facility dedicated to children with disabilities

Sources: Administration for Children's Services, 2004 and PHA interviews, April 2004

E. HEALTH CARE

Existing Conditions

Health care facilities include public, proprietary and non-profit facilities that accept public funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. The types of facilities include hospitals, nursing homes, clinics and other facilities providing outpatient health services. According to the *CEQR Technical Manual*, the CEQR assessment of health care focuses on emergency and outpatient ambulatory services that could be affected by the introduction of a large low-income residential population which may rely heavily on nearby hospital emergency rooms and other public outpatient ambulatory services.

The *CEQR Technical Manual* indicates that project-induced impacts on inpatient hospital and nursing home services are unlikely because insured patients have access to such services citywide and, with substantial declines in the need for acute care hospital beds in New York City and the nation, the potential for overutilization of inpatient beds is rarely an issue. A detailed analysis of impacts on hospital and nursing home inpatient services is therefore generally limited to actions that would have a direct effect on the facility itself. As the proposed action would not result in any direct effects on healthcare facilities, an assessment of hospital and nursing home inpatient services is not warranted.

Analyses of health care facilities are generally conducted for projects that introduce a sizeable number of new low- or moderate-income residents who may rely on nearby emergency and other outpatient clinic services. Low-income populations are more likely to make more emergency room visits than higher-income populations.⁵ If the action would generate greater than 600 low- to moderate-income units, there may be increased demand on local public health care facilities which may warrant further analysis.

There typically is no specific study area for the analysis of hospitals or other health care facilities, because the catchment areas for these facilities can vary substantially. In accordance with CEQR guidelines, hospital emergency room services and outpatient ambulatory care facilities (regulated by the NYS Department of Health and Office of Mental Health) within approximately one mile of the proposed action area boundary have been identified and are shown in Figure 4-4. Impacts are identified if the proposed action would result in an increase of 5 percent or more in the demand for services over the No Action condition, that would result in a facility exceeding its capacity.

The insurance characteristics of the existing and future low-income population within the study area are not known. For purposes of this analysis, the national emergency room visit rate of 65.4 Medicaid patient visits per 100 persons insured by Medicaid was utilized to determine the number of emergency room visits to study area hospitals.⁶ The national visit rate for Medicaid patients is being utilized for conservative analysis purposes as this particular rate was the highest out of all other payment sources (e.g. Medicare, no insurance, and private insurance) in addition to the fact that Medicaid is only available to low-income individuals and families.

⁵ *National Healthcare Disparities Report*, www.qualitytools.ahrq.gov/qualityreport

⁶ See Centers for Disease Control and Prevention's *Advance Data From Vital and Health Statistics: National Hospital Ambulatory Medical Care Survey: 2002 Emergency Department Summary*, March 18, 2004, No. 340, p. 4.



Legend:

- Health Care Facilities Study Area (1-Mile Radius)
- Proposed Action Area
- Hospitals

- Mental Health Facility
- Ambulatory Facilities
- Substance Abuse Facilities

0 500 1,000 2,000 3,000 Feet



Hospitals and Emergency Rooms

As shown in Figure 4-4, within approximately a mile of the proposed action area, there are 3 hospitals, including emergency rooms, available to residents and workers in the general study area. The closest hospital to the proposed action area is Woodhull Medical Center located at 760 Broadway. As shown in Table 4-10 below, the hospital facilities serving the study area had approximately 479,790 outpatient ambulatory visits and approximately 252,642 emergency room visits in 2000.

TABLE 4-10
Hospitals and Emergency Rooms within One-Mile of Proposed Action Area

Map No.	Hospital	Address	Outpatient Dept. Visits	Emergency Room Visits
H1	Woodhull Medical Center	760 Broadway	227,929	83,184
Hospitals Just Outside Study Area				
H2	Brooklyn Hospital Center	121 DeKalb Ave.	125,022	94,352
H3	Wyckoff Heights Medical Center	374 Stockholm St.	126,839	75,106
		TOTAL	479,790	252,642

Source: United Hospital Fund: *Health Care Annual Update: 2003 Update*

In addition, there are several hospitals located in Manhattan that are within the one-mile study area, including Bellevue Hospital on First Avenue at E. 27th Street, Beth Israel Medical Center located on First Avenue at E. 16th Street, and NYU Downtown Hospital located at 170 William Street, near the Brooklyn Bridge. Although these hospitals are located within the study area, they are not included in this analysis, as they are less likely to be utilized by Brooklyn residents.

Other Outpatient Services

Table 4-11 and Figure 4-4 show the more detailed inventory of the 21 specific outpatient locations within the proposed action area and the surrounding one-mile area (as inventoried in the DCP *Selected Facilities and Program Sites in New York City, 2003 Edition*). They cover the entire area with a full range of ambulatory care facilities.

The Future Without the Proposed Action (No-Action)

In the 2013 future without the proposed action, approximately 866 dwelling units are anticipated to be developed on some of the projected development sites with an additional 2,444 dwelling units to be developed within the ½-mile study area for a total of 3,310 dwelling units expected to be developed within the entire study area. New residential development projects within the study area are not anticipated to include low- to-moderate income units in the future without the proposed action. As such, demand on local public health care facilities in the study area is not likely to substantially increase by 2013 as result of these new developments in the future without the proposed action.

TABLE 4-11**Summary of Outpatient Health Care Facilities Within One-Mile of the Proposed Action Area**

Map #	Facility Name	Address	Facility Type
A1	Bedford Medical Family Health Center	100 Ross St.	Free Standing Health Center
A2	Williamsburg Health Center	279 Graham Ave.	Free Standing Health Center
A3	Williamsburg Health Center	151 Maujer St.	Free Standing Health Center
A4	CHN Cabs Center	94 Manhattan Ave.	Free Standing Health Center
A5	Williamsburg Health Center	99 Division Ave.	Hospital Affiliated Health Center
A6	Williamsburg Family Health Center	191 Rodney St.	Hospital Affiliated Health Center
A7	Manhattan Ave. Family Health Center	960 Manhattan Ave.	Hospital Affiliated Health Center
A8	Family Health Center	894 Manhattan Ave.	Hospital Affiliated Health Center
A9	Greenpoint Pediatrics	102 Norman Ave.	Hospital Affiliated Health Center
A10	Lindsay Park Family Health Center	545 Broadway	Hospital Affiliated Health Center
A11	Jonathan Williams Houses Health Ctr. (CHC)	333 Roebling St.	HHC Child Health Clinic
A12	IS 49 W.J. Gaynor (SBHC)	223 Graham Ave.	HHC School Based Health Clinic
A13	Greenpoint Health Center	875 Manhattan Ave.	HHC Extension Clinic
A14	ODA Primary Health Care Center	14 Heyward St.	Free Standing Health Center
A15	Chaps Primary Health Care Center	797 Flushing	Free Standing Health Center
A16	Bushwick/Hyland Clinic	50 Humboldt St.	HHC Extension Clinic
S1	El Regreso Foundation Inc. Drug Free Outpatient Facility	232 Metropolitan Ave.	Non-Medically Supervised Outpatient Services
M1	Puerto Rican Family Inc. Brooklyn	217 Havemeyer St.	Mental Health Clinic/Day Treatment
M2	Brooklyn Psych.	819 Grand St.	Mental Health Clinic
M3	PRFI Partial Hospitalization Program	217 Havemeyer St.	Hospital Based Inpatient Care-Mental Health

Source: *Selected Facilities and Program Sites in New York City, 2003 Edition.*

The Future With the Proposed Action (With-Action)

Analyses of health care facilities are generally conducted for projects that introduce a sizeable number of new low- or moderate-income residents who may rely on nearby emergency and other outpatient clinic services. According to the *CEQR Technical Manual*, if the action would generate greater than 600 low- to moderate-income units, there may be increased demand on local public health care facilities which may warrant further analysis. New residential development generated by the proposed action is not anticipated to include low- to moderate-income dwelling units. As such, demand on local public health care facilities in the study area is not likely to substantially increase by 2013 as result of these new developments in the future with the proposed action, and no significant adverse impacts on health care services are anticipated.

F. POLICE SERVICES

Existing Conditions

Although the *CEQR Technical Manual* suggests that a detailed analysis of police services is generally conducted only in the case of direct impacts on facilities, the nature and scope of the proposed action in this case warrants an examination of potential impacts on service delivery. The proposed action area is served by the NYPD's 90th Precinct and 94th Precinct (see Figure 4-5 and Table 4-12). The Brooklyn North Patrol Borough Command is also located within the study area at the same facility as the 90th Precinct.

TABLE 4-12
Police Protection

Map #	Facility Name	Address	Facility type
P1	90 th Precinct	211 Union Avenue	NYC Police Station
P2	94 th Precinct	100 Meserole Avenue	NYC Police Station
P3	Patrol Borough Command-Brooklyn North	211 Union Avenue	Other NYC Police Facility

The 94th Precinct serves the majority of the proposed action area. In total the precinct serves an area of approximately 2.34 square miles bounded by Newtown Creek to the north and east, the East River to the west, and Metropolitan Avenue to the south. It serves the Greenpoint and Northside-Williamsburg neighborhoods.

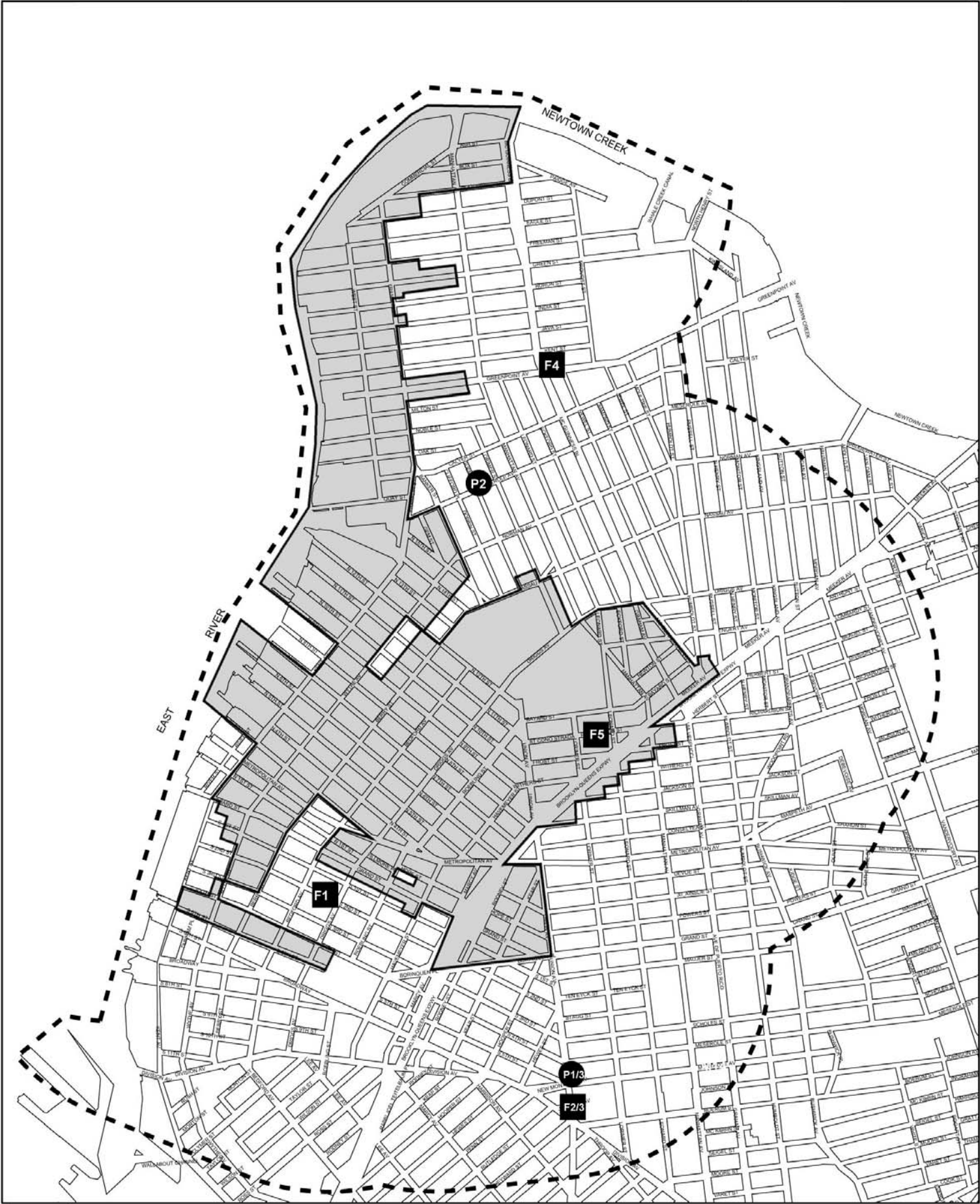
Although the study's area's population has experienced recent increases, crime within the 94th Precinct service area has generally declined between 1997-2003 (see Table 4-13 below). Total crime within the 94th Precinct service area decreased by 38% between 1997 and 2003 with major changes in robbery and felony assault. The 94th Precinct's average response time to a critical crime in progress has decreased by 12% from 4.3 minutes in 2001 to 3.8 minutes in 2003.⁷

TABLE 4-13
Crime Statistics for the 94th Precinct: 1997 to 2003

Crime	1997	2003	% Change
Murder	4	5	25%
Rape	12	9	-12%
Robbery	282	159	-44%
Felony Assault	196	68	-65%
Burglary	455	337	-26%
Grand Larceny	209	204	-2%
Grand Larceny Auto	521	260	-50%
TOTAL	1,679	1,042	-38%

Source: NYPD, CompStat Unit, *CompStat; Volume 11, No. 17*

⁷ www.nyc.gov, *My Neighborhood Statistics, Community Board 1*, Accessed May 2004.



Legend:

- Half_Mile_Buffer
- Proposed Action Area

- P1 Police Protection
- F5 Fire Protection

0 500 1,000 1,500 2,000 Feet



The 90th Precinct serves an area of 2.8 square miles bounded by Metropolitan Avenue to the north, the East River to the west, Flushing Avenue to the south, and Scott Avenue to the east. The precinct largely serves the area of Southside-Williamsburg, Williamsburg, and East Williamsburg. The Brooklyn North Patrol Borough Command is also located at the 90th Precinct.

As with the 94th Precinct, crime within the 90th Precinct service area has also declined between 1997-2003 (see Table 4-14 below), even as the population has increased. Total crime within the area decreased by 24% between 1997 and 2003 spread among all categories. The 90th Precinct's average response time to a critical crime in progress has decreased by 13% from 4.7 minutes in 2001 to 4.1 minutes in 2003.⁸

TABLE 4-14
Crime Statistics for the 90th Precinct: 1997-2003

Crime	1997	2003	% Change
Murder	13	7	-46%
Rape	32	23	-28%
Robbery	616	451	-27%
Felony Assault	338	204	-40%
Burglary	753	565	-25%
Grand Larceny	319	416	30%
Grand Larceny Auto	578	345	-40%
TOTAL	2,649	2,011	-24%

Source: NYPD, CompStat Unit, *CompStat; Volume 11, No. 17*

The Brooklyn North Narcotics Division and Emergency Special Unit are located at the western edge of the proposed action area. The Narcotics Division provides additional narcotic-related services in the northern portion of Brooklyn to identify, arrest, and eliminate drug related gangs and individuals. The Emergency Service Unit provides specialized equipment, expertise, and support to the various units within the NYPD.

The Future Without the Proposed Action (No-Action)

The NYPD typically adjusts its allocation of personnel as the need arises. Increased allocations are considered when increased demand becomes apparent. It is NYPD policy not to make adjustments in advance of planned development. Each year, the precinct may be assigned new recruits, but there are also losses due to transfers and promotions. Further adjustments to the size and deployment of the police force according to demand-based needs or other policy decisions could be made by 2013 in the future without the proposed action.

The Future With the Proposed Action (With-Action)

By 2013, the new residential, worker, and visitor population resulting from the proposed action could increase the demand for police protection. In coordination with NYPD, the projected development scenario for the proposed action area has been reviewed for potential impacts on police coverage.

⁸ Ibid.

According to the NYPD's Office of Management Analysis and Planning, the NYPD would determine deployment of additional personnel after careful contemplation of crime trends, population, and the amount of 911 calls that are received in an area. Additional factors, such as the composition of a neighborhood and whether it is residential, industrial, or commercial are also considered. The NYPD expects that with residential and retail development that would occur as a result of the proposed action, the area would require additional resources from the NYPD, however, the NYPD would be able to allocate resources as necessary and along with the pace of development. There would be no direct displacement of existing NYPD facilities in 2013 with the proposed action and, with continued adjustments in deployment of personnel and equipment, NYPD does not anticipate significant adverse effects on its operations. In addition, abandoned properties and neglected areas often cultivate the very conditions that cause increases in crime. The removal and renovations of these properties under the proposed action most likely would foster a positive social environment and make this area of New York City an increasingly safer place.⁹

G. FIRE PROTECTION

Existing Conditions

Although the *CEQR Technical Manual* suggests that a detailed analysis of fire protection services is generally conducted only in the case of direct impacts on facilities, the nature and scope of the proposed action in this case warrants an examination of potential impacts on service delivery.

In New York City, FDNY engine companies carry hoses, ladder companies provide search, rescue, and building ventilation functions, and rescue companies specifically respond to fires or emergencies in high-rise buildings. In addition, the FDNY operates the City's EMS system. As shown in Table 4-15 and Figure 4-5, there are four fire stations that serve the study area (Engine 212, located on Wythe Avenue at North 8th Street in Williamsburg, was considered redundant and closed in May 2003). Normally, a total of three engine companies and two ladder companies respond to each call, although initial responses to alarms from any given call box location are sometimes determined by the specific needs of the geographic location or use at that location. FDNY can also call on units in other parts of the City as needed.

TABLE 4-15
Fire Protection Services

Map #	Facility Name	Address	Facility type
F1	Engine 221 Ladder 104	161 South 2 nd Street	NYC Fire House
F2	Engine 216 Ladder 108 Battalion 35	187 Union Avenue	NYC Fire House
F3	Engine 216 Ladder 108	187 Union Avenue	NYC Fire House
F4	Engine 283 Ladder 106	205 Greenpoint Avenue	NYC Fire House
F5	Engine 229 Ladder 149	75 Richardson Street	NYC Fire House

⁹ Letter to NYCDP from John P. Gerrish, Deputy Chief Commanding Officer, Office of Management Analysis and Planning, NYPD, received June 14, 2004.

Fire and EMS response times are generally lower in Brooklyn Community Board 1 (CB 1) than in Brooklyn as a whole, as well as citywide. As shown in Table 4-16, average response times to structural fires, non-structural fires, medical and non-medical emergencies, and EMS response in CB 1 are lower than in Brooklyn as well as citywide. The data in Table 4-16 are for Fiscal Year 2004, and reflect conditions with the closure of Engine 212.

TABLE 4-16
Fire and EMS Response Times

INCIDENT	CITYWIDE	BROOKLYN	COMMUNITY BOARD 1
Structural Fires	4:19	3:55	3:47
Non-Structural Fires	4:49	4:22	4:14
Medical Emergencies	4:33	4:18	3:54
Non-Medical Emergencies	5:20	4:53	4:49
EMS Response	7:00	7:09	6:54

Source: New York City Fire Department, Fiscal Year 2004

The Future Without the Proposed Action (No-Action)

The FDNY typically adjusts its allocation of personnel and facilities as the need arises. Increased allocations are considered when increased demand becomes apparent. FDNY has no immediate plans to make any changes in stations or equipment in the study area. In 2013, FDNY would continue to evaluate the need for personnel and equipment and make necessary adjustments to provide adequate service in the proposed action area.

The Future With the Proposed Action (With-Action)

The new residential and worker population generated by the proposed action could increase the demand for fire department services by 2013. The FDNY has reviewed the proposed action and determined that, while the proposed action would eventually increase demand for both fire and EMS services to this area, the FDNY does not recommend the immediate opening of new facilities to support area operations at this time. The FDNY would continue to evaluate area operations over time, typically on a semi-annual or annual basis, and additional fire and EMS units would be allocated as the development in the proposed action area progresses.¹⁰

The FDNY requests that certain guidelines be followed for any new development to assist in their operations. These guidelines include providing access for fire apparatuses, sufficient turn-around areas at dead end streets, and providing a sufficient number of new hydrants. All new development that would occur as a result of the proposed action would be expected to comply with all FDNY guidelines and requirements as well as the latest fire codes for new structures. As such, no significant adverse impacts on fire protection are anticipated as a result of the proposed action.¹⁰

¹⁰ Letter dated July 8, 2004 to NYCDP, from Daniel Shacknai, Deputy Fire Commissioner, Intergovernmental Affairs, FDNY.

H. CONCLUSIONS

Public Schools

In 2013, the proposed action could result in significant adverse impact on elementary schools within the Greenpoint sub-area and within the ½-mile study area.

To date, the Department of Education has used innovative solutions to overcrowding in schools, in addition to its school construction and leasing program. This approach to space planning is expected to continue. The range of administrative actions includes shifting school zones to move students from more overcrowded schools to those with available capacity; moving grades from one school to another; moving administrative programs out of school buildings into other DOE facilities; or shifting satellite functions.

In addition, emerging DOE policy is to create K-8 schools in the system wherever possible (see Adopted Five-Year Capital Plan for Fiscal Years 2005-2009). JHS 126, which serves intermediate school students from Greenpoint, is considerably underutilized, and is projected to have 246 available seats in the future with the proposed action in 2013. Reprogramming this school into a K-8 school could improve, somewhat, the projected elementary school situation in the Greenpoint area. However, if the elementary and intermediate school seats in the Greenpoint sub-area were combined, there would still be an overall deficit of 532 seats for the four school facilities, with a utilization rate of 115%, currently serving the Greenpoint sub-area, and there would still be a significant adverse impact, as per *CEQR Technical Manual* methodology. If elementary and intermediate school seats were combined for the ½-mile study area, there would be 1,166 available seats in 2013, for a utilization rate of 91%, and there would be no significant adverse impact. In general, the proposed action would allow for the development of community facility space, including new school facilities, within the proposed action area. Mitigation measures for this identified impact on elementary schools are discussed in greater detail in Chapter 22, “Mitigation.”

Libraries

It is anticipated that there would be no adverse impacts on library services as a result of the proposed action.

Day Care

It is anticipated that there would be no adverse impacts on day care services as a result of the proposed action.

Health Care

It is anticipated that there would be no adverse impacts on health care services.

Police Services

With continued adjustment of staffing and other resources to accommodate the proposed action, it is anticipated that there would be no significant adverse impacts on NYPD services.

Fire Protection

As with the NYPD, the FDNY would continue to evaluate area operations on a semi-annual or annual basis and additional fire and EMS units would be considered as development progresses in the proposed action area. Therefore, no significant adverse impacts on FDNY services are anticipated as a result of the proposed action.